

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Final Plat #01004
Aspen Ridge Addition

Date: July 27, 2001

PROPOSAL: A final plat consisting of 17 residential lots and 1 outlot

GENERAL INFORMATION:

APPLICANT: Tom Cajka
Ross Engineering, Inc.
201 N. 8th, Suite 401
Lincoln, NE 68508
(402) 474-7677

OWNER: Robert Benes
Aspen Builders Inc.
6120 Village Drive, Suite B
Lincoln, NE 68516
(402) 423-6811

LOCATION: Generally located at SW 24th and W Washington

REQUESTED ACTION: Approval of a final plat.

LEGAL DESCRIPTION: Lot 102 I.T. located in the northwest quarter of Section 33, T10N, R6E of the 6th P.M., City of Lincoln, Lancaster County, Nebraska.

EXISTING ZONING: R-2, Residential and AGR, Agriculture Residential.

SIZE: 18.61 acres, more or less.

HISTORY:

Aspen Ridge Preliminary Plat No. 00013 was approved by the Planning Commission on **April 2, 2001**, and adopted by the City Council on **April 16, 2001**.

ANALYSIS:

1. The Final Plat is not in strict conformance with the approved preliminary plat, however, lots 3 & 4, Block 3 have been reconfigured to eliminate a lot and an outlot. Previously, the outlot was necessary so that the lots met the lot depth to width ratio. The lots have been widened so that they meet this requirement, which makes the outlot unnecessary.
2. A subdivision agreement is required and will be submitted to the owners for their signature.
3. Executive orders and escrows have been approved for the completion of the required improvements.

STAFF RECOMMENDATION:

Approval

Prepared by:

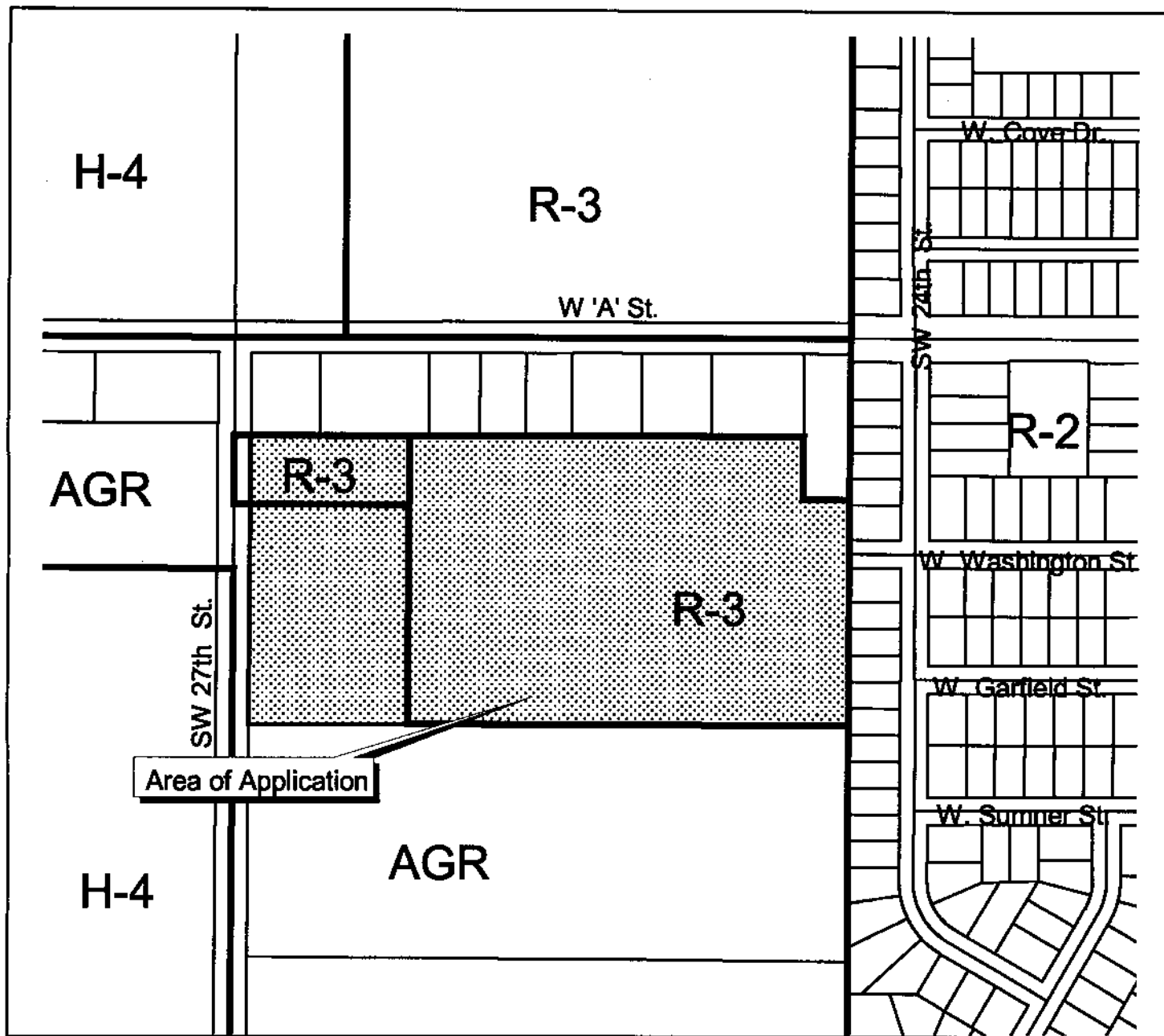
Becky Horner
Planner

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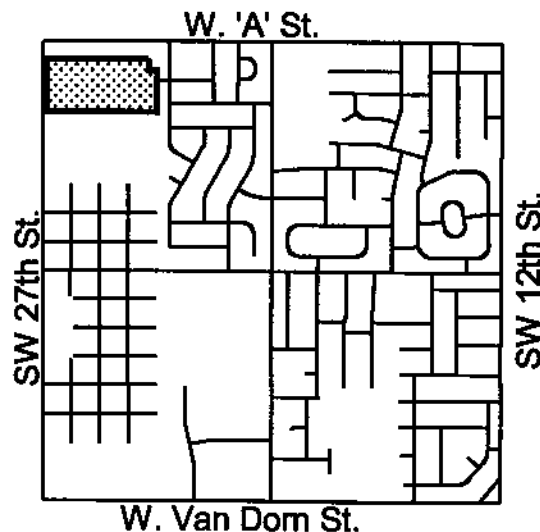
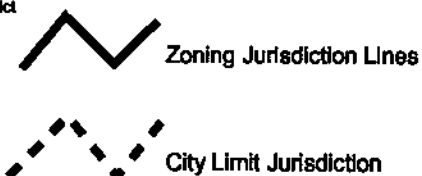


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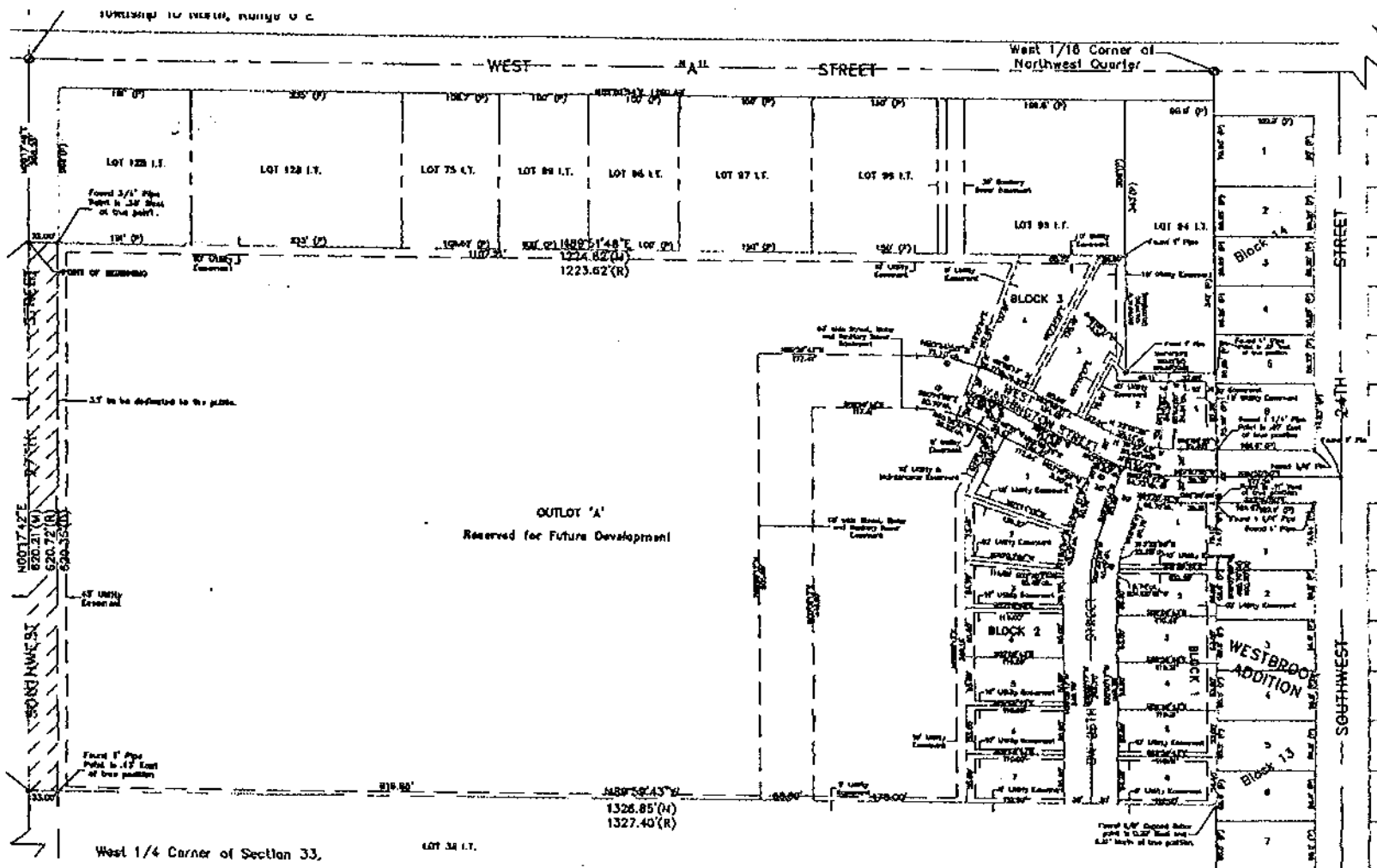
Zoning:

- | | |
|------------|----------------------------------------|
| R-1 to R-8 | Residential District |
| AG | Agricultural District |
| AGR | Agricultural Residential District |
| R-C | Residential Conservation District |
| O-1 | Office District |
| O-2 | Suburban Office District |
| O-3 | Office Park District |
| R-T | Residential Transition District |
| B-1 | Local Business District |
| B-2 | Planned Neighborhood Business District |
| B-3 | Commercial District |
| B-4 | Lincoln Center Business District |
| B-5 | Planned Regional Business District |
| H-1 | Interstate Commercial District |
| H-2 | Highway Business District |
| H-3 | Highway Commercial District |
| H-4 | General Commercial District |
| I-1 | Industrial District |
| I-2 | Industrial Park District |
| I-3 | Employment Center District |
| P | Public Use District |

One Square Mile
 Sec. 33 T10N R6E



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Date: 7/27/09 North

